

MINOR VARIANCE APPLICATIONS
Under Section 45 of the *Planning Act*

To be held on Wednesday, July 4, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00020 & D08-02-18/A-00021
Owner(s): Emilio and Lisetta Lindia
Location: 1, 5 and 7 Champagne Avenue South
Ward: 15 - Kitchissippi
Legal Description: Lot 4, Block E and Reg. Plan 146
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-18/B-00028 & D08-01-18/B-00029) which, if approved, will have the effect of creating two separate parcels of land. The existing duplex dwelling, known municipally as 1 Champagne Avenue South, and the existing semi-detached dwelling, known municipally as 5 and 7 Champagne Avenue South, are to remain and will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00020: 1 Champagne Avenue South, Parts 1 and 3 on the Draft 4R-Plan – existing duplex dwelling

- a) To permit a rear yard setback of 2.18 metres with no further yard area, whereas the By-law requires a minimum rear yard setback of 1.2 metres, but further requires a minimum yard area abutting both the interior side lot line and the rear lot line, equal to 25% of the lot depth by 30% of the lot width which, in this case, is 19.57 square metres.
- b) To permit a reduced parking space width of 2.4 metres, whereas the By-law requires a minimum parking space width of 2.6 metres.

A-00021: 5 and 7 Champagne Avenue South, Part 2 on the Draft 4R-Plan – existing semi-detached dwelling

- c) To permit a reduced lot area of 106.16 square metres for the northerly half of the semi-detached dwelling (5 Champagne Avenue South), whereas the By-law requires a minimum lot area of 165 square metres.
- d) To permit a reduced lot area of 77.36 square metres for the southerly half of the semi-detached dwelling (7 Champagne Avenue South), whereas the By-law requires a minimum lot area of 165 square metres.
- e) To permit a reduced front yard setback of 0.01 metres, whereas the By-law requires a minimum front yard setback of 3 metres.
- f) To permit a reduced southerly interior side yard setback of 0.15 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

THE APPLICATIONS indicate that the Property is the subject of the above-mentioned Consent Applications under the *Planning Act*.